

THE ARMORY COMMUNITY CULTURAL CENTER
Middletown, CT

an adaptive rehabilitation of the former
CONNECTICUT NATIONAL GUARD ARMORY

11-13-95

Executive Board

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THE ARMORY COMMUNITY CULTURAL CENTER
100 MAIN STREET MIDDLETOWN, CT 06457-3422
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INTERNET: PROJECT@ARMORY.ORG

HISTORIC RESTORATION FUND

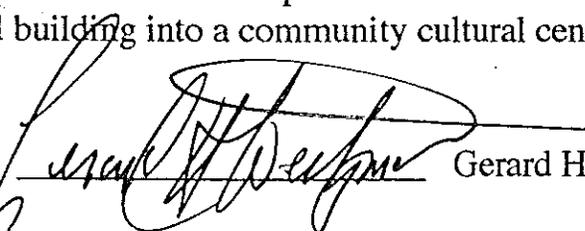
The mission of the Armory Community Cultural Center, Inc. is to historically preserve and adaptively reuse the Middletown Armory as a Community Cultural Center.

The organization is committed to retaining significant original construction and detail of the building, and seeing that it is properly maintained. The organization is equally committed to successfully creating a cultural institution, central to the community, which is self-sustaining, and provides non-profit community cultural use.

The organization is requesting a grant in the amount of **\$50,000** towards the stabilization of the building in order to make it suitable for public use.

In its current state, the building is closed to the public. It is in violation of both building and fire safety codes required for occupancy. The building is also in a state of disrepair; water seepage and deteriorating masonry are contributing to further costly damage to the building.

This stabilization is a component of Phase I of a two-phase plan to convert the disused building into a community cultural center.

signed:  Gerard H. Weitzman

Date: November 13, 1995

Armory - CHC Grant Application Phase I

B-2. Mailing address: The Armory Community Cultural Center, Inc.
100 Main Street
Middletown, CT 06457-3422

B-3. Contact Person: Joshua S. Freeman
c/o The Armory Project
100 Main Street
Middletown, CT 06457-3422
Voice: (860) 347.3331/873.2392
Fax: (860) 347.3380
Internet: jfreeman@armory.org

B-4. At present, the building is owned by The City of Middletown.

The Armory Community Cultural Center, Inc. is registered as a not-for-profit corporation in the State of Connecticut.

All donations to the Armory Community Cultural Center, Inc. are tax-deductible under IRS reg. 501(c)(3), by virtue of Wesleyan University, a recognized tax-exempt entity, acting as an umbrella for the Armory Community Cultural Center, Inc.

The Armory Community Cultural Center, Inc. is currently awaiting a decision on its application for autonomous 501(c)(3) status from the IRS.

Future plans call for Gerard Weitzman to step down from the Armory Community Cultural Center, Inc. board of directors and then purchase the building from the City of Middletown. Once he has purchased the building, he will be leasing it to the Armory Community Cultural Center, Inc. for \$1.00/yr. on a twenty year lease.

B-5. The Middletown Armory is located at 70 Main Street in Middletown, CT.

B-6. The building is listed as part of the Metro South Historic District on the National Register of Historic Places. The history of the building dates back to 1810 when a local prominent merchant John R. Watkinson built what is now the north wing for his residence. In 1836 the federal style house descended to John H. Watkinson, a president of the Middletown National Bank. In 1919, the State of Connecticut acquired the property for the purpose of constructing an Armory. At that time, the original house was turned 90 degrees on its foundation, a copy of it was built to face the original across a courtyard and a connecting facade was built between them concealing the drill shed. The property was conveyed to the City of Middletown from the State of Connecticut in 1992 and has been unoccupied since it was vacated by the Connecticut State National Guard.

- B-7. The Armory Community Cultural Center, Inc. has been awarded \$200,000 in community development block grants. An additional \$300,000 has been promised to the project by the municipal government to be awarded over the next couple of years. Wesleyan University has also committed over \$50,000 for construction costs for the restoration and rehabilitation of the Armory. These received/anticipated funds are sufficient to match the amount requested from the requested HRF grant funds.
- B-8. The above mentioned Community Development Block Grant funding is being held in reserve to pay for the grant-funded portion (50%) of the project prior to the CHCs issuance of the reimbursement payment.
- B-9. The only ground disturbance that might occur would be limited to the repair of foundations and drainage as necessary, the extent of this work is yet unknown.
- B-10. Timetable (*Please see attachment B-10*)
- B-11. N.A., see B-12
- B-12. The building, in its current condition, is not usable. As the future home of the Armory Community Cultural Center, the building will serve the broadest spectrum of the community's social, cultural and economic needs. The plans for rehabilitation include converting the large drill shed into a flexible events hall with catering kitchen; creating flexible spaces for youth and seniors programs, workshops and studios, shared office spaces for a variety of community arts, cultural and service organizations, a permanent memorial and exhibit space dedicated the areas veterans; and creating leasable spaces for related businesses, such as advertising agencies, graphic designers, and a cafe or coffee house which might open out into the front courtyard.
- C-1. This document is being prepared and will be delivered as quickly as possible and within the deadline described in section F (General Funding Conditions and Requirements) sub-section (6) on page 5 of the Guidelines and Requirements for Phase I applications.
- C-2. **Statement of Financial Need**
- A. The oldest part of the Middletown Armory dates from ca. 1812. The remainder was built ca. 1920. News that the Middletown Armory would be decommissioned was announced prior to the Gulf War. Although the building was not actually decommissioned and transferred to the City of Middletown until early 1993, virtually no maintenance or repairs were carried out on the building dating from the original announcement. Once transferred to the city, the building was completely "mothballed." The combination of age, lack of maintenance and the vagaries of nature since its decommission have all contributed to the current physical condition of the property.
- B. To date, funds for the Armory Project have been provided by:
- | | |
|--|--------------|
| The City of Middletown | (\$10,300); |
| Gerard Weitzman, Wesleyan University | (> \$6,000); |
| Liberty Bank, Farmers & Mechanics Bank | (<\$1,000); |
| approximately 50 local citizens | (<\$100). |

This mon(as raised through a combination of private (itation, appeals in the local newspaper, and invitational fundraising events hosted by supportive community members.

The city has committed a total of \$500,000 towards this project to be awarded through the community development block grant program. Thus far approximately \$200,000 has been committed, though not disbursed.

- C. All of the potential major/corporate sponsors of this project have made it clear to the board of this project that they would be willing to commit resources to develop and endow the various parts of the proposed community cultural center after the building is brought up to code and made suitable for public use (Phase II construction), but are unwilling to fund the work which is required to take the building from its current state into compliance with codes and into a state suitable for public use.
 - D. The Armory Community Cultural Center, Inc. is an all-volunteer organization. The organization has no liabilities. Community Development Block Grant funds in excess of \$200,000 are currently available for hard costs.
- C-3. See Attachments labelled C-3.
 - C-4. This document has been requested from the applicant's attorney's office and will be delivered as quickly as possible and within the deadline described in section F (General Funding Conditions and Requirements) section (6) on page 5 of the Guidelines and Requirements for Phase I applications.
 - C-5. This document has been requested from the appropriate Municipal Authority in the City of Middletown and will be delivered as quickly as possible and within the deadline described in section F (General Funding Conditions and Requirements) sub-section (6) on page 5 of the Guidelines and Requirements for Phase I applications.
 - C-6/a-c. This document has been requested from an attorney's office and will be delivered as quickly as possible and within the deadline described in section F (General Funding Conditions and Requirements) section (6) on page 5 of the Guidelines and Requirements for Phase I applications.
 - C-7. Mortgages, etc. - NA.
 - C-8. Currently, while the applicant awaits determination from the IRS on its request for 501(c)(3) status, the applicant is conferred 501(c)(3) status through association with Wesleyan University. The State Historical Commission will be notified as soon as the applicant receives word from the Internal Revenue Service regarding its application.
 - C-9. See Attachments labelled C-9
 - C-10. This document is being prepared by the organization's Board Secretary and will be delivered as quickly as possible and within the deadline described in section F (General Funding Conditions and Requirements) section (6) on page 5 of the Guidelines and Requirements for Phase I applications.

C-11. We are presently preparing the "Notification to Bidders" form for immediate submission and seeking clarification on the "Employer's Report of Compliance Staffing", we are not presently employing any staff.

C-12. Item B-12 within these pages outlines the plan of use of the rehabilitated property. Programming work is now underway within the community to determine specific needs and to facilitate the development of an appropriate rehabilitation plan. The following is a preliminary outline of the scope of work which we anticipate will be included in the restoration and preservation of the property:

- **Foundations:** correct problems caused by poor drainage and broken roof drains, which are causing subsidence of foundation walls and consequent cracks in brickwork, verify completeness of foundation walls, sills and framing;
- **Masonry:** re-point masonry taking care not to damage brickwork and chimneys, repair and replace spilled stone lintels;
- **Roof:** repair broken slate and verify integrity of roofing and flashings;
- **Eaves:** restore original gutters and correct deficiencies in construction;
- **Entrance Porch:** Correct alignment of columns, renew Brownstone step and sill with materials from local and recently re-opened quarries;
- **Windows:** preserve and stabilize sash, repair sills, frames, caulking and install interior storms;
- **Interiors:** provide insulation, new finishes, restore ceiling heights, and generally provide some true work which relates to historic character.
- **Drill shed columns and entablature:** repair and restore;
- **Courtyard and landscaping:** nature of work yet to be determined, however preservation and ADA compliance will be addressed;
- **Memorials:** preservation of the plaques in memory of veterans on the north and south wing west-facing elevations as well as the cannon on the grounds.

Attachment B-10
Timetable
ARMORY COMMUNITY CULTURAL CENTER

TARGET DATE

Phase I: Survey & Programming

Survey Existing Conditions	November 1995
Broad Scope Code Analysis	November 1995
Programming	November 1995
Detailed Code Analysis	November 1995
Stabilization Recommendations	November 1995

Phase II: Preliminary Design

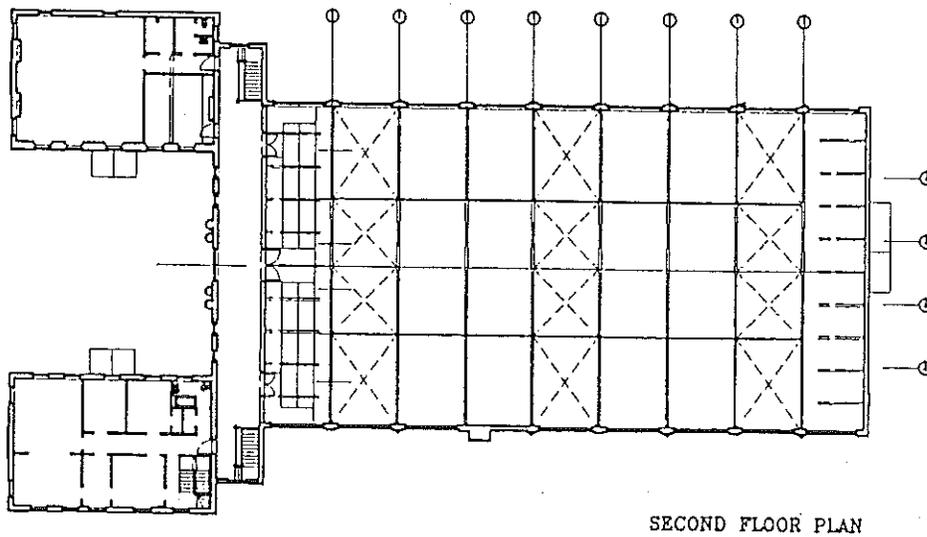
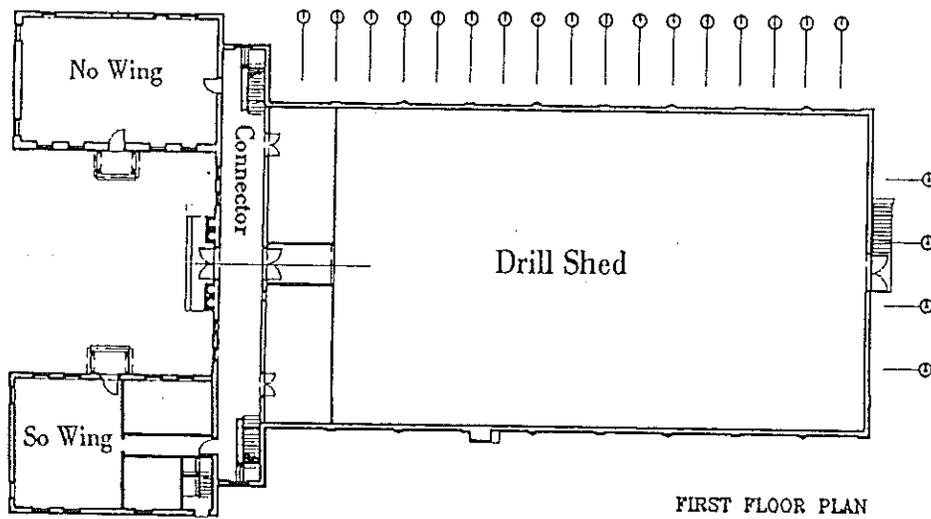
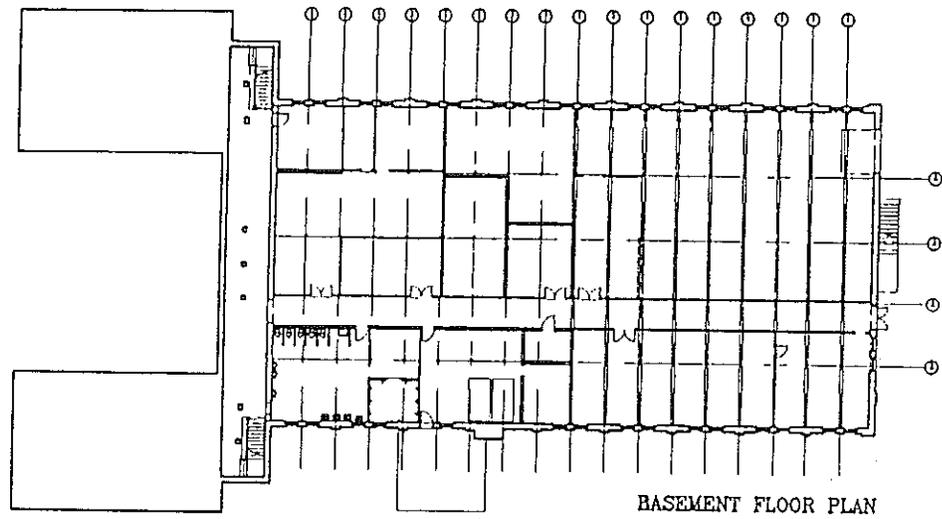
Conceptual Designs	November/December 1995
Select Preferred Concept	December 1995
Develop Preliminary Plans & Cost Estimates	December 1995
Public Meeting	January 1995
Incorporate Feedback	January 1996
Prepare Report & Plans	January 1996

Phase III: Design

Design Development	January/February 1996
Contract Documents	March to May 1996
CHC Grant Application Phase II	May 1996
Construction Documents Continued	June to August 1996

Phase IV: Construction

Bidding	September 1996
Contract Award/Construction Begins	October 1996



EXISTING
FLOOR PLANS

ARMORY
COMMUNITY CULTURAL CENTER
MIDDLETOWN, CONNECTICUT

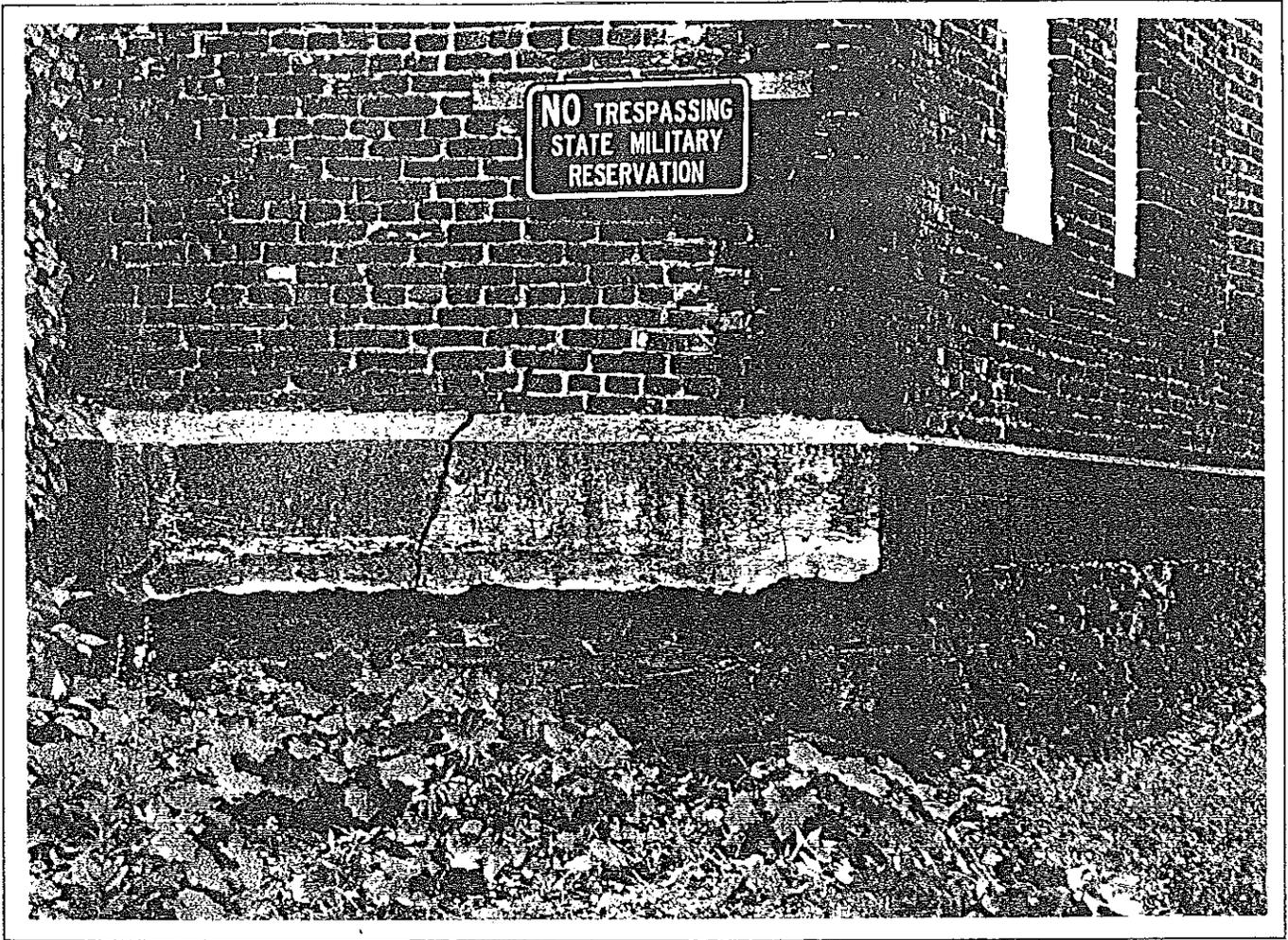
TAI SOO KIM PARTNERS
ARCHITECTS



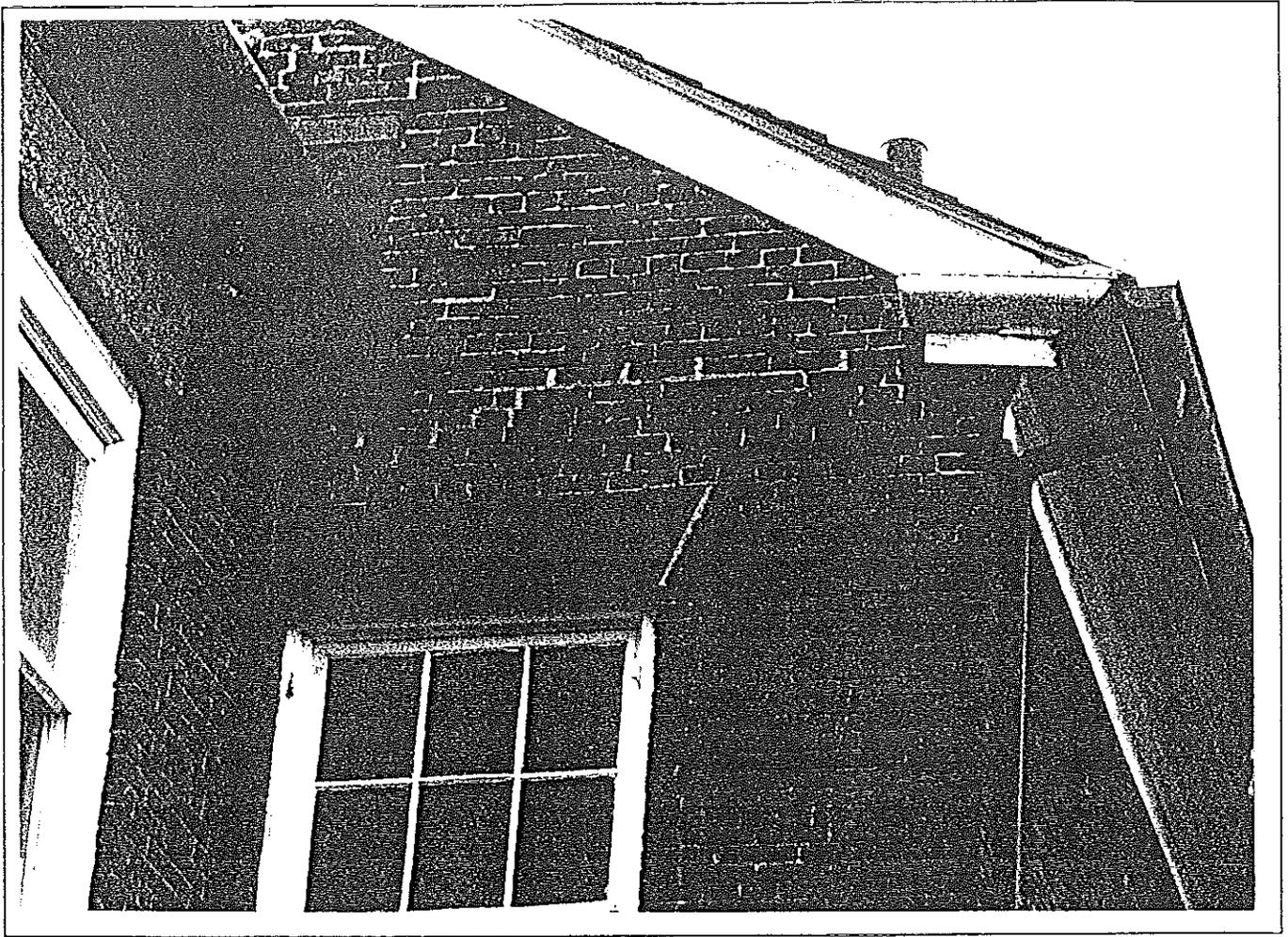


1. Seen above is the courtyard and main entrance to the Armory Complex which faces west at the southern end of Main Street Middletown. The North Wing (to the left) is the original 1810 Watkinson House. Facing it across the courtyard is the Copy House or South Wing built approximately in 1910. Between them is the connector which gracefully conceals the elevation of the drill shed.

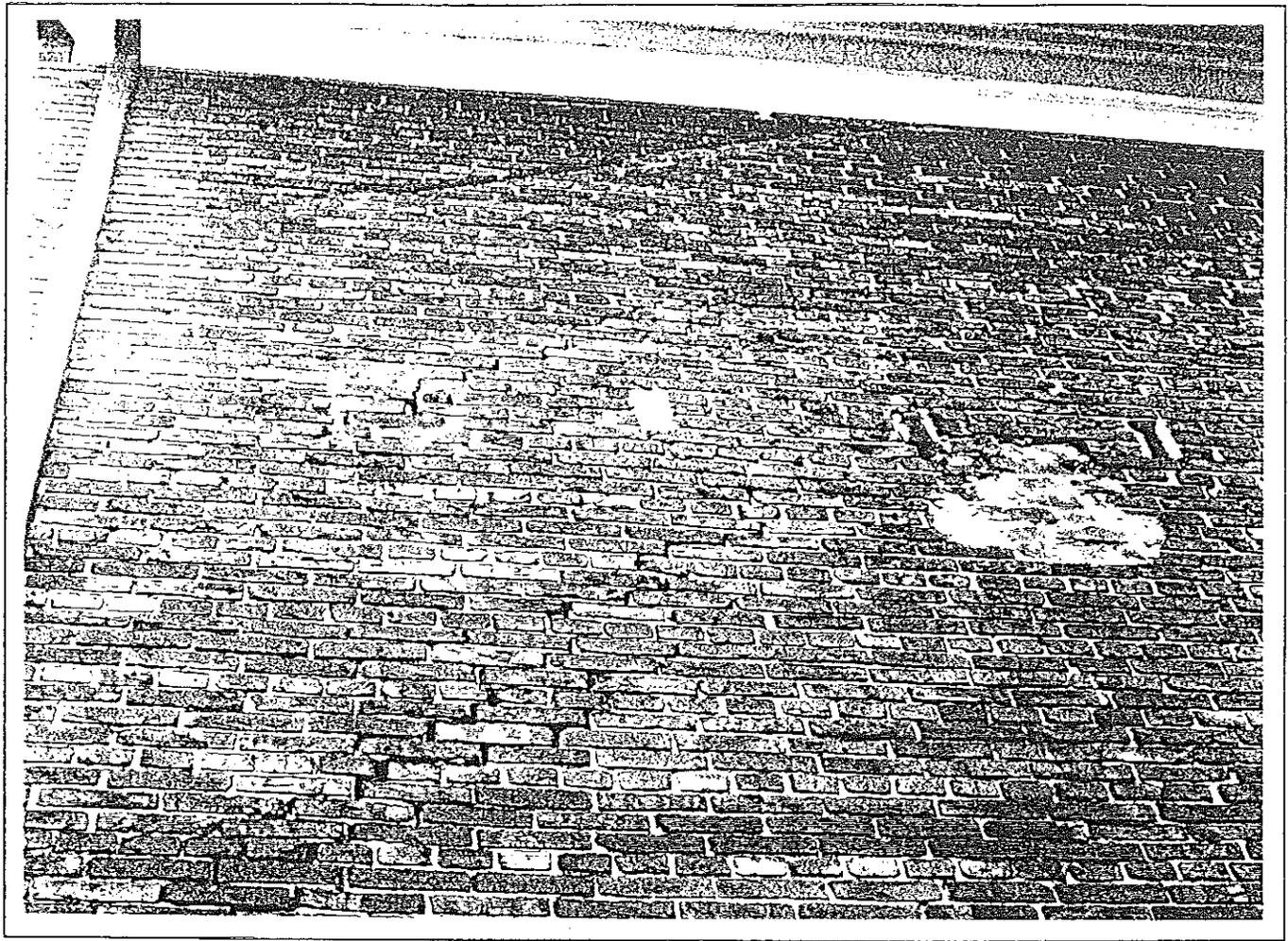
It is primarily the north and south wings along with the facade of the connector which are the subjects of this grant application. Serious and continuing deterioration of the masonry is jeopardizing the integrity of these historic structures. The following photos show a few areas of failure and deterioration as seen in May 1995. Conditions as of September 1995 were far worse than anticipated.



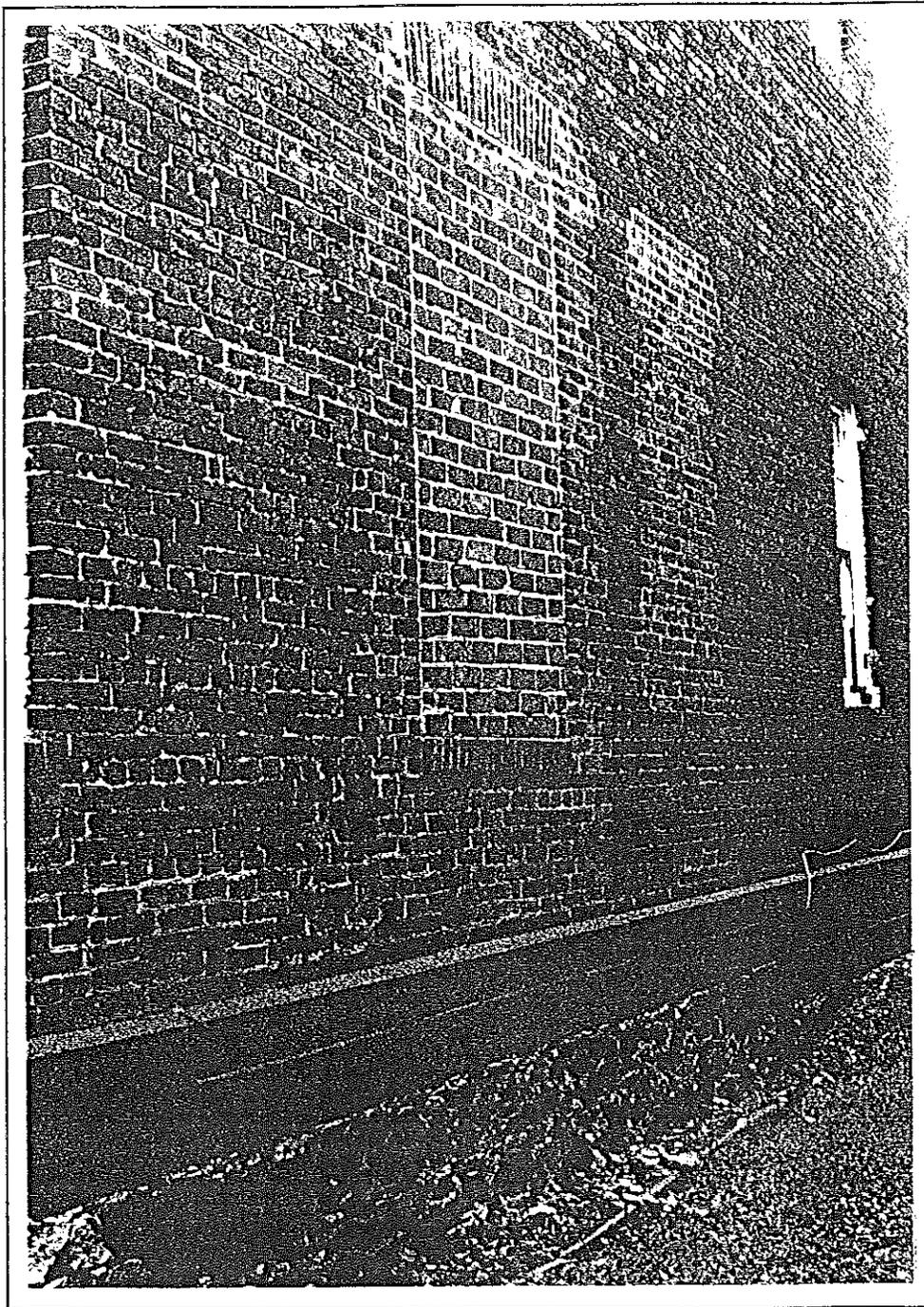
2. Northeast corner of Watkinson House wall failure due to broken leader, water penetration and frost.



3. Northeast corner of Watkinson House, upper part brickwork, lintel, eaves damage. Note "ghost" of former Ell at side.



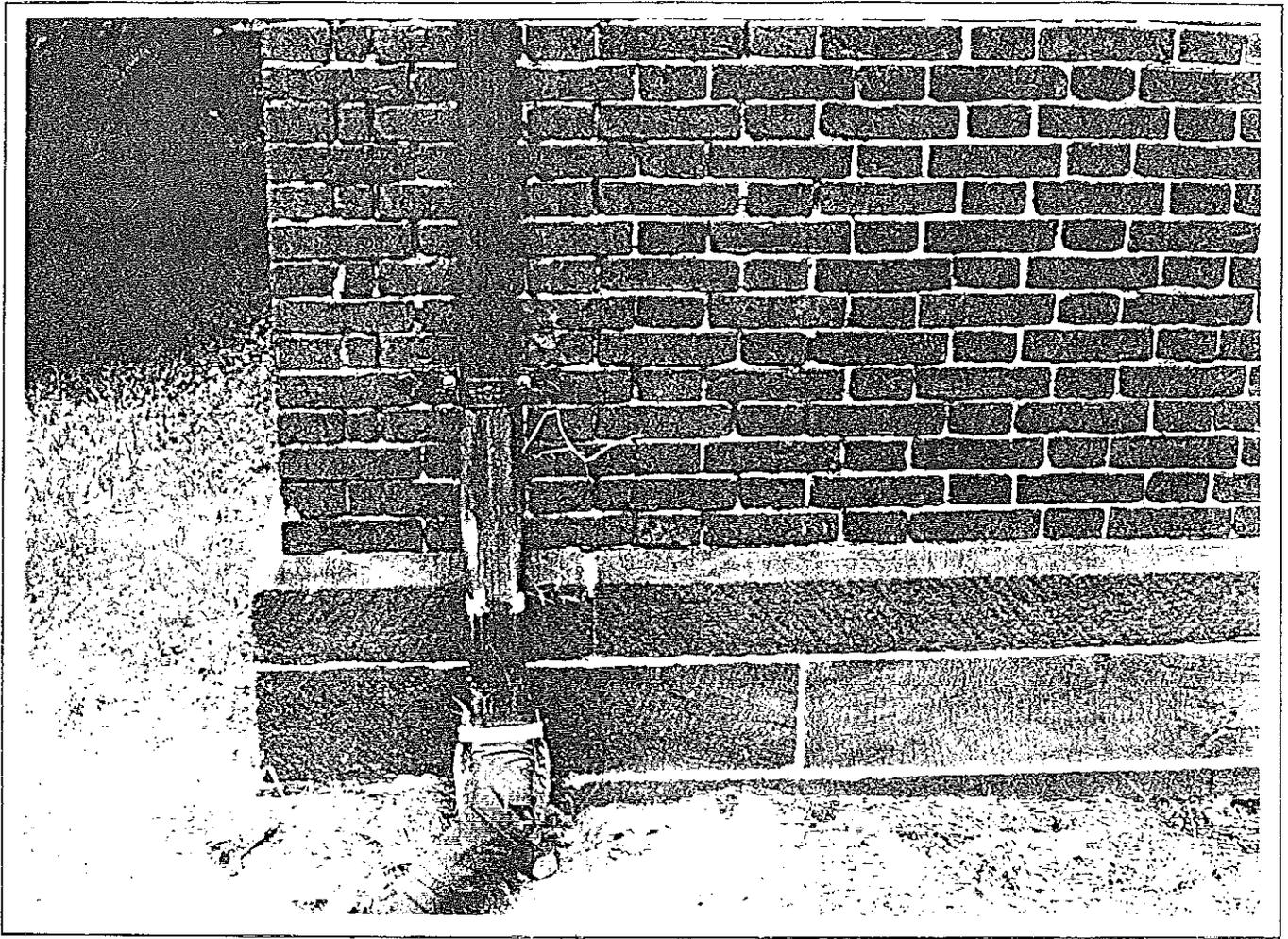
4. East corner of north wall of Watkinson House showing subsidence. Note iron anchor at top corner and open joints in brickwork.



5. North wall showing poor condition of foundation wall and exposed tile drain.



6. Courtyard entrance to Watkinson House: Eroded stone sill, lintel, columns not true. Stains on masonry from water run-off at sills.



7. Southeast corner of Watkinson House showing open joints in brickwork. The mortar is very soft at this location.